Design Adjustment Application



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

5	Project Name Zackery Michael Office Building						
PROJECT	Case Number SR-110-17						
PR	Transaction Number 539653						
~	Name Zackery Michael Construction, Inc.						
OWNER	Address 6030 Creedmoore Road			City Raleigh			
6	State NC	12	Phone 919-				
H	Name Edwin F. Sconfienza, F		The Site Group, PLLC				
CONTACT	Address 1111 Oberlin Road		City Raleigh				
	State NC Zip Code 2760		05				
J	I am seeking a Design Adjustmen			32 10 10 10 10 10 10 10 10 10 10 10 10 10			
	UDO Art. 8.3 Blocks, Lots, Acce			2 for findings			
	UDO Art. 8.4 New Streets			3 for findings			
	UDO Art. 8.5 Existing Streets		- See page 4 for findings				
_	Raleigh Street Design Manual			- See page 4 for findings			
REQUEST	Provide details about the reques	t. (nlease attach a			enace is needed):		
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



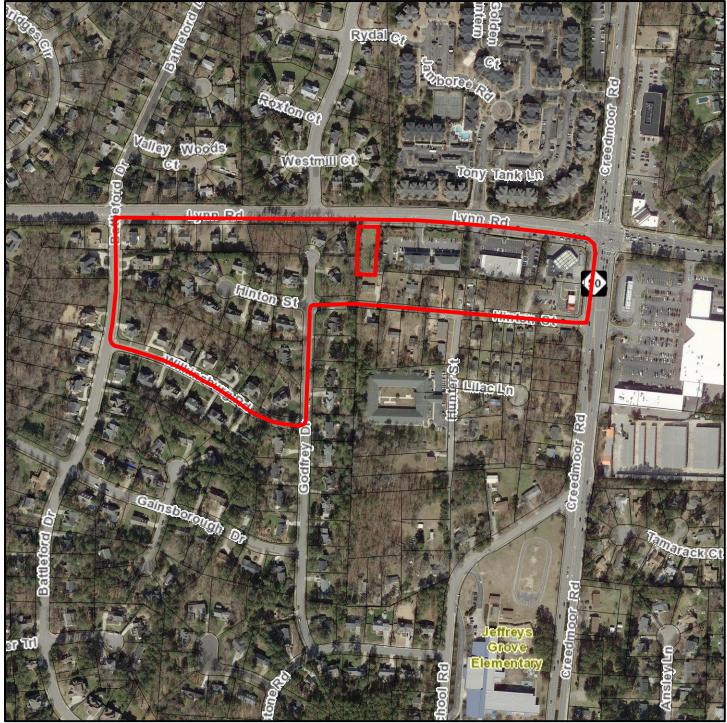
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
 - The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - We are dedicating additional R/W to accommodate to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section.
- C. The requested design adjustment does not increase congestion or compromise Safety;
 - The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
 - The requested design adjustment will not not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

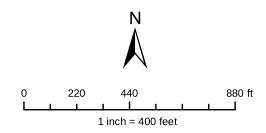
Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF Washe	INDIVIDUAL
I, Elaine J. Belcher Richard Rabon acknowledged the due execution of the This the 7h day of Eb	personally appeared before me this day and forgoing instrument.
ELAINE Y. BELCHER NOTARY PUBLIC (SEAL) WAKE COUNTY, N.C. My Commission Expires 8-6-2022.	Notary Public Collare J. Belches CElarie Y. Belches
My Commission Expires: 8-6-20	022



2449 Lynn Road Block Perimeter (5,405 ft.)



<u>Disclaimer</u>
iMaps makes every effort to produce and publish
the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.

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PROJECT	Case Number SR-110-17					
PR	Transaction Number 539653					
~	Name Zackery Michael Construction, Inc.					
CONTACT OWNER	Address 6030 Creedmoore Road			City Raleigh		
	State NC	Zip Code 27612	2 F	Phone 919-255-0360		
	Name Edwin F. Sconfienza, PE		Firm The	he Site Group, PLLC		
	Address 1111 Oberlin Road			City Raleigh		
	State NC Zip Code 276					
	I am seeking a Design Adjustmen			in the following:		
	UDO Art. 8.3 Blocks, Lots, Acce	ess	- See page 2 for findings			
F	UDO Art. 8.4 New Streets		- See page 3 for findings			
	✓ UDO Art. 8.5 Existing Streets		- See page 4 for findings			
	Raleigh Street Design Manual		- See page 5 for findings			
REQUEST	Provide details about the reques	t; (please attach a m	emorandum if	f additional space is needed):		
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Article 8.5 Existing Streets Administrative Design Adjustment Findings



The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

The design adjustment has been requested to keep the integrity and flow of the existing roadway and sidewalk located along Lynn Road in front of our site. However the grades on our site have been designed to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

We are dedicating additional R/W to accommodate the future road widening and full build-out of the 4 lane median divided 76' back-to-back roadway cross section.

C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The design adjustment will allow the road to be remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



STATE OF NORTH, CAROLINA COUNTY OF Wake	INDIVIDUAL
I, Elaine 4. Belcher Lichard Rabon acknowledged the due execution o	personally appeared before me this day and f the forgoing instrument.
This the day of	Ebruary, 2018
ELAINE Y. BELCHER (SEAL) NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 8-6-2022.	Notary Public blace y Bekher (Elkirie Y. Bekher)
My Commission Expires: 8-6	-2022

